



5 Birchenlee, Godley, Hyde, SK14 3EX

Offers Over £375,000

Welcome to Birchenlee! This super stylish and beautifully presented family home has so much to offer, could this be your new home? Let us show you around, so you can decide. You won't be disappointed.

You are welcomed in through the modern, panelled hallway, there is the all important downstairs w.c., a dual aspect lounge with media wall, and then through to the gorgeous open plan living space. Busy family dinners will be a pleasure and a breeze here. Think of the Christmas dinners you could have here, just fabulous. This space is open to what is being used as a family room by the current owners. However this space is so versatile, what would you do with it?

Upstairs are four bedrooms, the master having mirror fronted wardrobes and an en-suite shower room. The second bedroom even has a walk in wardrobe! The white family bathroom completes the living space.

Outside, there is a blocked paved driveway, the frontage has been fenced off and a gate leads you around to the rear.

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Entrance Porch

Composite front door.

Entrance Hallway

Stairs rising to the first floor, panelled walls, doors to downstairs rooms.

Downstairs W.C

Opaque window to the front elevation. Low level w.c and hand wash basin.

Lounge

Window to the front elevation, double opening doors leading out to the rear garden, stylish media wall with inbuilt fire.

Kitchen & Dining Area

This is a fantastic space! The dining area is large and roomy, with double opening doors that lead out to the garden. The kitchen is fitted with a range of modern floor and wall mounted units with coordinating work surfaces over, integrated appliances include a built in oven, hob and extractor fan above, fridge freezer and dishwasher. Stainless steel sink unit with mixer tap over.

Open to the family room.

Family Room

Two windows to the side and front elevations.

Stairs & Landing

Window to the rear elevation. Doors to all rooms access to the loft storage space that is partially boarded with light and power.

Master Bedroom

Two windows to the side elevation, built in mirror fronted wardrobes, door into the en-suite.

En-Suite Shower Room

Opaque window to the side elevation, enclosed shower cubicle, low level w.c and hand wash basin.

Bedroom Two

Window to the side elevation. Door into the walk in wardrobe.

Bedroom Three

Window to the front elevation, built in storage cupboard.

Bedroom Four

Window to the rear elevation.

Family Bathroom

Suite comprising of a panel bath, low level w.c and hand wash basin.

Externally

The property stands proudly within a corner plot. There is a driveway giving parking for two vehicles, whilst around to the rear is a pleasant low maintenance garden.

Sun Room

This is such a versatile space! Great to sit in all weathers, and particularly on a sunny day with a cool drink. There is also access to a further loft space that has been partially boarded and has light and power.

Storage Room

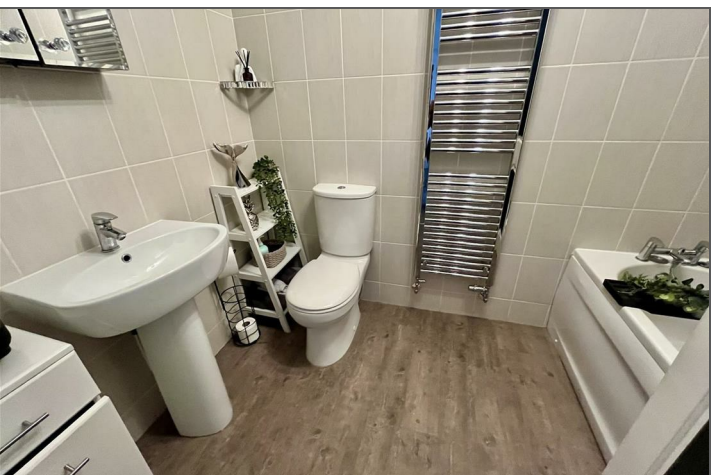
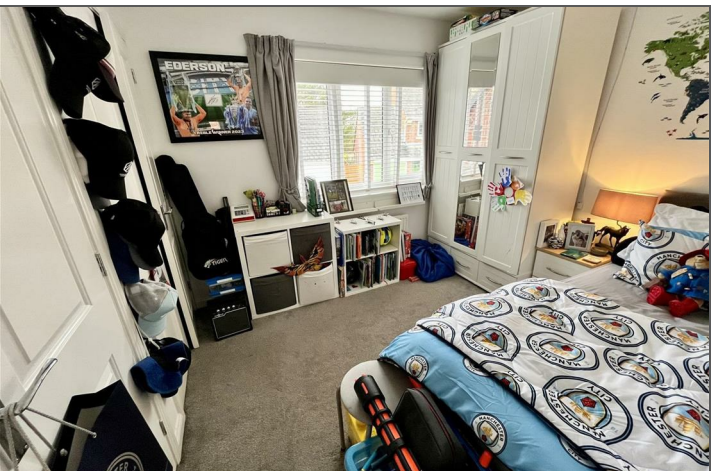
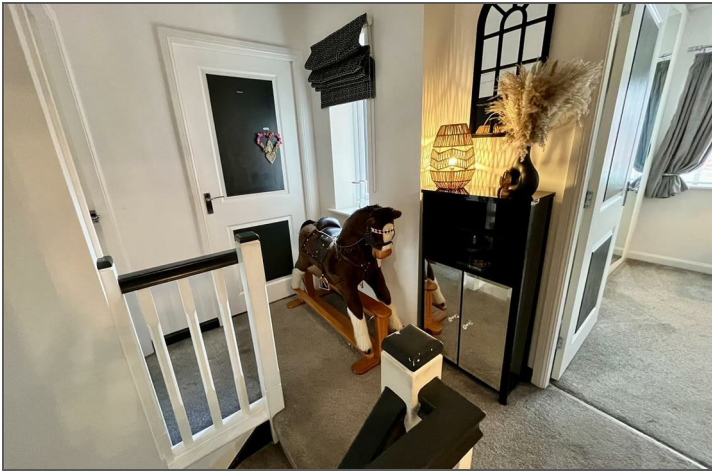
Perfect space to keep your every day odds and ends.

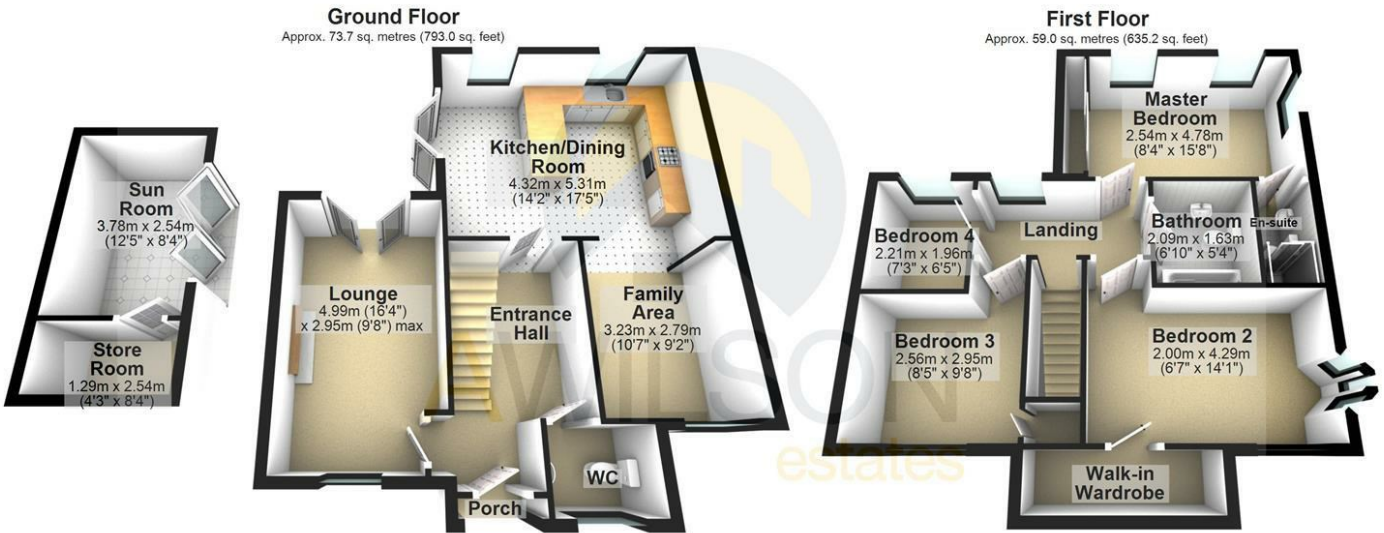
Additional Information

Tenure: Freehold

EPC Rating: C

Council Tax Band: D





Total area: approx. 132.7 sq. metres (1428.2 sq. feet)

Viewing

Please contact our A Wilson Estates Ltd Office on 0161 303 0778 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating			Environmental Impact (CO ₂) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions		
England & Wales	EU Directive 2002/91/EC		England & Wales	EU Directive 2002/91/EC	

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